

107.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,056,600 / 1,056,600

1,056,600 / 1,056,600

1,056,600 / 1,056,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: JOHNSON KIRK D & MELISSA H

Owner 2: TRS/ KIRK & MELISSA JOHNSON

Owner 3: LIVING TRUST

Street 1: 14 LANTERN LN

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JOHNSON KIRK D & MELISSA H -

Owner 2: -

Street 1: 14 LANTERN LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 13,078 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 3635 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13078		Sq. Ft.	Site		0	70.	0.62	4									568,638						568,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										68232
										GIS Ref
										GIS Ref
										Insp Date
										09/10/18

PREVIOUS ASSESSMENT										Parcel ID	107.0-0002-0009.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	488,000	0	13,078.	568,600	1,056,600	1,056,600	Year End Roll			12/18/2019
2019	101	FV	376,200	0	13,078.	568,600	944,800	944,800	Year End Roll			1/3/2019
2018	101	FV	454,900	0	13,078.	487,400	942,300	942,300	Year End Roll			12/20/2017
2017	101	FV	454,900	0	13,078.	454,900	909,800	909,800	Year End Roll			1/3/2017
2016	101	FV	496,300	0	13,078.	389,900	886,200	886,200	Year End			1/4/2016
2015	101	FV	486,000	0	13,078.	349,300	835,300	835,300	Year End Roll			12/11/2014
2014	101	FV	486,000	0	13,078.	323,300	809,300	809,300	Year End Roll			12/16/2013
2013	101	FV	486,000	0	13,078.	308,300	794,300	794,300				12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
JOHNSON KIRK D	1546-53		7/2/2019	Convenience			1	No	No								
RICH WILLIAM J,	1489-39		5/9/2016			939,000	No	No									
NIVENS SCOTT J/	1272-29		7/31/2003			765,000	No	No									
NORMAN DONALD R	1142-44		6/15/1995			290,000	No	No	Y								

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
8/7/2018	1117	Re-Roof	17,825	C					9/10/2018	Inspected	PH	Patrick H	
5/9/2017	537	Redo Bat	35,000	C					8/30/2018	MEAS&NOTICE	CC	Chris C	
5/17/2000	397	Redo Bas	50,000	C					3/9/2017	SQ Returned	EMK	Ellen K	
7/10/1995	385	Manual	10,000						4/22/2009	Meas/Inspect	163	PATRIOT	
									12/16/2003	MLS	HC	Helen Chinal	
									11/10/1999	Mailer Sent			
									10/26/1999	Measured	243	PATRIOT	
									8/16/1991		JK		
										Sign:	VERIFICATION OF VISIT NOT DATA		



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	19 - Ranch	2	Rating: Very Good	A Bath:	Rating:									16	10								
Sty Ht:	1 - 1 Story			3/4 Bath:	1	Rating: Very Good									WDK								
(Liv) Units:	1	Total: 1		A 3QBth:	Rating:																		
Foundation:	1 - Concrete			1/2 Bath:	Rating:																		
Frame:	1 - Wood			A HBth:	Rating:																		
Prime Wall:	1 - Wood Shingle			OthrFix:	2	Rating: Very Good																	
Sec Wall:	16 - Stone Vene	5%																					
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Very Good																	
Color:	GRAY			A Kits:	Rating:																		
View / Desir:				Fppl:	2	Rating: Very Good																	
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade:	C+ - Average (+)			CONDOS INFORMATION																			
Year Blt:	1957	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G4	Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION												REMODELING				RES BREAKDOWN			
Avg Ht/FL:	STD	Phys Cond:	GV - Good-VG	10.	%	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall:	2 - Plaster	Functional:			%	Interior:		1	7	3													
Sec Int Wall:		Economic:			%	Additions:																	
Partition:	T - Typical	Special:			%	Kitchen:																	
Prim Floors:	3 - Hardwood	Override:			%	Baths:																	
Sec Floors:		Total:	10.8	%	Plumbing:																		
Bsmnt Flr:	12 - Concrete	CALC SUMMARY												Electric:									
Subfloor:		Basic \$ / SQ:	95.00	COMPARABLE SALES												Heating:							
Bsmnt Gar:		Size Adj:	1.21330476	Rate	Parcel ID	Typ	Date	Sale Price								General:							
Electric:	3 - Typical	Const Adj:	1.00139987																				
Insulation:	2 - Typical	Adj \$ / SQ:	115.425																				
Int vs Ext:	S	Other Features:	132074																				
Heat Fuel:	2 - Gas	Grade Factor:	1.10																				
Heat Type:	3 - Forced H/W	NBHD Inf:	1.00000000																				
# Heat Sys:	1	NBHD Mod:																					
% Heated:	100	LUC Factor:	1.00																				
Solar HW:	NO	Adj Total:	547134																				
% Com Wall:		Depreciation:	59090																				
		Deprecated Total:	488043					WtAv\$/SQ:	AvRate:	Ind.Val													
MOBILE HOME				Juris. Factor:	1.00	Before Depr:	126.97																
Make:				Special Features:	0	Val/Su Net:	107.96																
Model:				Final Total:	488000	Val/Su SzAd:	261.80																
Serial #:																							
Year:																							
Color:																							
SPEC FEATURES/YARD ITEMS																PARCEL ID 107.0-0002-0009.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y		16X8	A	AV	1970	0.00	T	39.2	101											
More: N				Total Yard Items:				Total Special Features:				Total:											